

**SCOTT COUNTY FISCAL COURT
ORDINANCE NO. 25 - 03**

**AN ORDINANCE AMENDING THE GEORGETOWN-SCOTT COUNTY ZONING
ORDINANCE REGARDING RV CAMPGROUNDS**

SUMMARY

1. Pursuant to its powers under KRS 67.083(k), adopts the recommendations of the Georgetown-Scott County Planning Commission following a public hearing on October 8, 2025, as amended by the Scott County Fiscal Court at a public meeting on November 14, 2025, for amending the Georgetown-Scott County Zoning Ordinance regarding RV Campgrounds.
2. Expands the definition of “agricultural use, recreational,” to include an RV Campground meeting the requirements of the Zoning Ordinance.
3. Adds definitions of “Cabin,” “Lodge,” “Open Space,” “Park Model (RV Type),” “Primitive Camping Site,” “Recreational Vehicle,” “Recreational Vehicle Campground,” and “Useable Open Space” to the Zoning Ordinance:
4. Under “Specific Use Regulations,” adds a new section regulating agricultural recreational uses and procedures in A-1R zoning.
5. Under “Specific Use Regulations,” adds a new section regulating the development of Recreational Vehicle Parks and/or Recreational Vehicle Campgrounds, and containing provisions on applicability, general requirements (including lot layout, landscaping, open space, utilities, roadways), additional standards and application criteria.
6. Amends “Conditional Uses” to include public and private parks and recreational areas, including RV Campgrounds as an accessory use to the principal use on the property.
7. Deletes subsection E of Article IV, Section 4.1, section 4.11 “Permitted Uses.”
8. Amends “Agricultural Districts A-1, A-1S, and A-1R,” “Permitted Uses” to include in A-1R zones, RV Campgrounds.
9. Provides that if any section, subsection, paragraph, sentence, clause, phrase, or a portion of this ordinance is declared illegal or unconstitutional or otherwise invalid, such declaration shall not affect the remaining portions hereof.
10. Grants the Planning Commission discretion to make non-substantive revisions as necessary to ensure internal consistency, clarity, and conformity with adopted formatting standards.
11. Provides that all ordinances or parts of ordinances in conflict with this Ordinance are

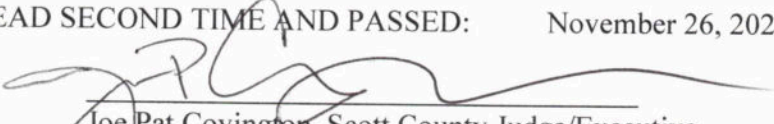
hereby repealed.

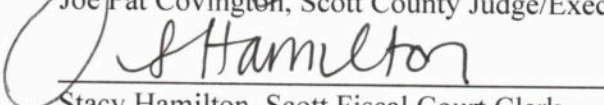
12. Takes effect upon passage and publication.

The full text of this Ordinance is available for examination at the office of the Scott Fiscal Court Clerk, 101 E Main Street, Georgetown, Kentucky 40324.

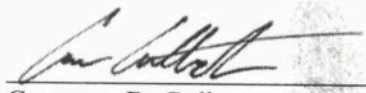
INTRODUCED AND PUBLICLY READ FIRST TIME: November 14, 2025

PUBLICLY READ SECOND TIME AND PASSED: November 26, 2025

APPROVED: 
Joe Pat Covington, Scott County Judge/Executive

ATTEST: 
Stacy Hamilton, Scott Fiscal Court Clerk

I, Cameron R. Culbertson, hereby certify I am an Attorney licensed to practice law in the Commonwealth of Kentucky. My office is located at 198 E. Washington St., Georgetown, Kentucky 40324. I further certify the foregoing Summary of Ordinance 25-03 of Scott County, Kentucky, was prepared in accordance with the requirements of KRS 83A.060(9) and is a true and accurate summary of the contents of said Ordinance.


Cameron R. Culbertson

**SCOTT COUNTY FISCAL COURT
ORDINANCE NO. 25 - 03**

**AN ORDINANCE AMENDING THE GEORGETOWN-SCOTT COUNTY ZONING
ORDINANCE REGARDING RV CAMPGROUNDS**

WHEREAS, the Georgetown-Scott County Planning Commission conducted a properly advertised public hearing on October 8, 2025, during which the Planning Commission received staff recommendations, heard public comment, and by unanimous vote recommended adoption of the following amendments to the Georgetown-Scott County Zoning Ordinance regarding RV Campgrounds in Scott County; and

WHEREAS, the Scott County Fiscal Court agrees with the recommendation of the Planning Commission, as amended by the Scott County Fiscal Court following the first reading at a public meeting held on November 14, 2025; and

WHEREAS, pursuant to KRS 67.083(k), the fiscal court shall have the power to carry out governmental functions necessary for the operation of the county by enacting ordinances in performance planning, zoning, and subdivision control according to the provisions of KRS Chapter 100; and

WHEREAS, pursuant to the terms of an Agreed Judgment in Civil Action No. 24-CI-855, the following ordinances are void: Scott County Fiscal Court Ordinance No. 23-10, pertaining to RV Campgrounds, which was adopted on October 26, 2023, and Scott County Fiscal Court Ordinance No. 24-06, pertaining to RV Campgrounds, which was adopted on September 13, 2024;

NOW, THEREFORE, BE IT ORDAINED BY THE SCOTT COUNTY FISCAL COURT:

SECTION ONE

Article II, Section 2.1 of the Georgetown-Scott County Zoning Ordinance, entitled "Definitions," is hereby amended for the definition of "Agricultural Uses," to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

AGRICULTURAL USES: Agricultural use means the use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops; including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract.

- A. Agricultural Use, Recreational: An outdoor recreational use, i.e. fishing, boating, hunting, riding, etc., involving a tract of real estate in excess of 250 acres which incorporates part-time residential use, e.g. hunting or fishing lodges which are not primary dwellings for the occupants or a Recreational Vehicle Campground (RV Campground) meeting the

requirements of Section 2.5.16 of the Georgetown-Scott County Zoning Ordinance.

SECTION TWO

Article II, Section 2.1 of the Georgetown-Scott County Zoning Ordinance, entitled “Definitions,” is hereby amended to add definitions for “Cabin,” “Lodge,” “Open Space,” “Park Model (RV Type),” “Primitive Camping Site,” “Recreational Vehicle,” “Recreational Vehicle Campground,” and “Useable Open Space,” to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

CABIN: Living quarters in a building used for intermittent or temporary occupancy, provided that the quarters have no kitchen, cooking facilities, or kitchen sink.

LODGE: A structure utilized for temporary habitation or to facilitate recreational amenities associated with an agricultural recreational activity or development on a tract or piece of real estate in excess of 250 acres

OPEN SPACE: Undeveloped land areas within urban environments that are not used for residential or commercial buildings. They serve as intentional breaks in the built environment.

PARK MODEL (RV Type): A towable RV built to RV industry standards (ANSI A119.5), typically under 400 square feet, designed for long-term placement at a campground, RV park, or private lot.

PRIMITIVE CAMPING SITE: A campground accessible only by walk-in, pack-in, or equestrian campers where no facilities are provided for the comfort or convenience of the campers.

RECREATIONAL VEHICLE: Often abbreviated as RV, is a motor vehicle or trailer that includes living quarters designed for accommodation. Types of RVs include motorhomes, campervans, coaches, caravans, travel trailers, fifth-wheel trailers, popup campers, and truck campers.

RECREATIONAL VEHICLE CAMPGROUND: A designated area or development that provides parking spaces for recreational vehicles (RVs) and typically offers basic amenities such as water, electric, and sewage hookups. These parks are designed for short-term stays. Also known as Recreational Vehicle Park, RV Campground, or RV Park.

USEABLE OPEN SPACE: Undeveloped land areas that are accessible to the public, including parks, gardens, and recreational areas, which play a crucial role in enhancing community well-being and environmental sustainability.

SECTION THREE

Article II, Section 2.5 of the Georgetown-Scott County Zoning Ordinance, entitled "Specific Use Regulations," is hereby amended to add a new section "2.5.14 Agricultural Recreational Projects," and to add a new section "2.5.16 RV Ordinance," to be codified consistent with the numbering system and formatting of the Zoning Ordinance and to read as follows:

2.5 SPECIFIC USE REGULATIONS

2.5.14 AGRICULTURAL RECREATIONAL PROJECTS

Agricultural Recreational Uses, as defined in Section 2.1 above, shall be permitted solely in the Agricultural Recreational (A-1R) zoning district and shall be pursuant to all requirements within the Zoning Ordinance and the Subdivision & Development Regulations. The following standards shall apply for any such use:

- 1. Prime soils or soils of state-wide importance shall not be prevalent in the development. For purposes of this section, "prevalent" means "widespread or commonly existing."**
- 2. The development shall not have any full-time residences, i.e. a dwelling which is the primary and legal residence of its occupant, other than the residence of one fulltime caretaker.**
- 3. Dwellings within the development, including part-time recreational dwellings and a full-time caretaker's residence, shall not be permitted on tracts of less than five acres each.**
- 4. The development shall have private roads which shall not be eligible for dedication to public use and governmental maintenance.**
- 5. The part-time recreational dwellings in the development shall not be converted to full-time residences until the development is rezoned to Agricultural, A-1, after required notice, publication and demonstration of adequate public facilities and road construction to county specifications.**
- 6. Procedure:**
 - a. Prior to an application for the development of an Agricultural Recreational Use, the applicant must first rezone the subject property to the A-1R zone in accordance with all policies, requirements, and procedures set forth by KRS 100, the Zoning Ordinance, and the Subdivision & Development Regulations.**
 - b. It is recognized that an Agricultural Recreational development can adversely impact surrounding properties and public facilities. The Planning Commission shall review any proposed Agricultural Recreational development for impacts and impose conditions of approval as are necessary to alleviate any adverse impact on surrounding areas and public facilities. Adverse impact on surrounding areas which cannot be alleviated through reasonable conditions of approval shall be grounds for the Commission's denial of a requested zone classification change to A-1R.**

2.5.16 RV ORDINANCE

1. Purpose

- a. Scott County recognizes the value of recreational opportunities, tourism, and diversified rural economies in unincorporated areas.
- b. The purpose of this ordinance is to define and create standards specifically related to the development of Recreational Vehicle Parks and/or Recreational Vehicle Campgrounds herein known as RV Parks. The intent of this organization is to:
 - i. Protect the rural and neighborhood character in areas where RV Parks are allowed.
 - ii. Establish design standards that are context sensitive.
 - iii. Promote the diversification of the local economy.
 - iv. Allow for such facilities while protecting the public health and safety of the community.

2. Applicability

- a. RV Parks are a defined land use in the Georgetown-Scott County Zoning Ordinance. This article applies to the siting, development, and construction of any new RV Parks after the effective date of this ordinance.
- b. These standards apply to all developments that meet such a definition in unincorporated Scott County.
- c. Prime soils or soils of state-wide importance shall not be prevalent in the development. For purposes of this section, "prevalent" means "widespread or commonly existing."

3. General Requirements

a. RV Lot Layout

- i. The minimum lot for each RV Park Space is 3,000 square feet.
- ii. Setbacks for RV Campground structures and campsites shall be 50 feet from all property lines, except along U.S. Routes and state routes (numbered) where the setback shall be 100 feet from the right-of-way.
- iii. RV campsite pads shall be outside the 1% annual flood chance area (100-yr. floodplain), and shall be at least two (2) feet in elevation above the 1% annual flood chance area.
- iv. The layout and lot arrangement shall provide maximum privacy for campsites and adjoining properties and roads. This may be achieved through landscaping, natural features, radial or alternative lot arrangements, etc.

b. Landscaping

- i. When and where applicable, established tree lines must be preserved.
- ii. Perimeter boundary buffers shall be constructed to the standards described in the *Georgetown and Scott County Landscape and Land Use Buffers Ordinance: Section 6.14 – Agricultural Buffering.*
- iii. Preservation Easement:
 - 1. Establish a 50-ft. preservation easement by plat along the boundaries with non-A-IR zoned property and rights-of-way. The easement shall contain the following tree lines:
 - a. A double row of evergreen/deciduous trees spaced 40' on

- center. The ratio of evergreens and deciduous shall not exceed 2:1.
- b. Where the campground abuts a public road, the trees shall be 30' on center.
 - c. The tree plantings may be waived where existing tree lines provide adequate screening.
 - d. All new landscaping shall exclude any species that may be deemed harmful to livestock.
- c. Open Space
- i. RV Campground developments shall reserve 10% of the gross acreage as usable open space.
 - ii. Useable open space excludes riparian buffers, sinkholes, and other environmentally sensitive areas.
 - iii. Open space(s) shall be located centrally, and each campsite shall be located within 1,320 feet (1/4 mile) of an open space.
 - iv. Campsites shall have pedestrian facilities, including non-motorized multi-use trails allowing off-road access to open spaces.
 - v. Open spaces shall contain diverse recreation amenities to serve the patrons of the development.
- d. Utility
- i. RV Campgrounds must be served by a public water system.
 - ii. The maximum density of an RV Campground shall be determined by the width of the roadway serving the RV Campground. RV Campgrounds shall either use public sanitary sewer or an approved private sewer facility.
 1. RV Campgrounds operating on a private sanitary sewer facility shall not utilize package treatment plants, which are defined as:
 - a. Pre-manufactured treatment facilities used to treat wastewater in small communities or individual properties; and
 - b. Facilities which include extended aeration plants, sequencing batch reactors, oxidation ditches, contact stabilization plants, rotating biological contractors, drip irrigation systems, or treatment lagoons.
 2. RV Campgrounds operating on a private sanitary sewer facility shall only utilize a treatment facility:
 - a. Which is approved, permitted, installed, and maintained pursuant to the requirements of the WEDCO District Health Department, Kentucky Division of Water, Cabinet for Health and Family Services, and all applicable state regulatory bodies; and
 - b. The applicant shall provide proof of the proposed private sanitary sewer facility for the development having been used elsewhere satisfactorily for similar size use within the last 2 years.

3. Private sewer facilities shall also include those facilities consisting of wastewater storage facilities that require emptying by pump truck or otherwise.
4. All on-site sanitary sewer facilities shall be located outside the 1% annual flood chance area (100-yr. floodplain), shall be at least two (2) feet in elevation above the 1% annual flood chance area, and at least twenty-five (25) feet from the boundary of any riparian buffer.
5. Failure of the Owner to maintain the private sanitary sewer facility in good operation and free of violations from the local Health Department, State Cabinet for Health and Family Services, and Department of Water shall be grounds for closure of the campground until the private sanitary sewer facility is certified to be operating in compliance with all federal, state and local regulations. Operator must notify the Georgetown-Scott County Planning Commission and local Health Department immediately upon discovery of a failure in the private sanitary sewer facility.
6. Prior to operation of an approved RV campground, the applicant shall provide to the Georgetown-Scott County Planning Commission proof of pollution liability insurance adequate to protect public health, safety, and the environment from pollution-related incidents, including but not limited to wastewater discharge, chemical spills, and improper waste disposal. All RV campground operators shall obtain and maintain pollution liability insurance coverage from a licensed insurer authorized to operate in the Commonwealth of Kentucky. The minimum coverage amount shall be \$1,000,000 per occurrence and \$2,000,000 aggregate. Coverage must include, but is not limited to: On-site and off-site pollution incidents, cleanup and remediation costs, bodily injury and property damage resulting from pollution, and legal defense costs. Operators must provide updated proof of insurance annually or upon request by the Georgetown-Scott County Planning Commission. Operators shall not cancel, materially reduce, or fail to renew any such insurance policy without providing at least thirty (30) days' prior written notice to the Georgetown-Scott County Planning Commission. Failure to comply with this provision may result in mandatory closure until compliance is achieved. Such pollution liability insurance shall be further reviewed prior to transfer/sale of property, or prior to further development of the property beyond what has been approved.

e. Roadways

- i. RV Campground entrances must connect to a collector or arterial

- roads with a pavement width of at least 16 feet within a half mile of the primary entrance per the approved development plan. These connections cannot be made to easements transversing through adjacent properties without written consent of impacted property owners.
1. The roadway along the frontage of the project site must have 3-foot shoulders.
 2. Additional improvements along the roadway at the frontage of the project site may be required pursuant to the *Subdivision and Development Regulations* based upon the recommendations of a traffic study conducted by a licensed traffic engineer.
- ii. Access to recreational vehicle parking areas in RV Campgrounds shall be designed to minimize congestion and hazards at each entrance or exit and allow free movement of traffic on adjacent streets. All traffic into or out of the parking areas shall be through these entrances and exits.
- iii. RV Campgrounds with more than two hundred (200) RV sites shall have two (2) public road connections/accesses.
1. Secondary access points may be constructed for emergency use only for RV Campgrounds with between 100 and 199 RV sites.
 2. Access points shall be constructed for full-time public use for RV Campgrounds with more than two hundred (200) RV sites.
 3. RV Campgrounds with more than six hundred (600) sites shall have a third public road connection.
 4. For the purposes of this section, cabins, primitive camping sites, lodges, and/or other temporary accommodation units count toward the maximum number of sites served by a single public road connection.
- iv. The density and minimum lot size of an RV Campground is determined by the width of the road serving the RV Campground.
1. For RV Campgrounds designed in conjunction with cabins, primitive camping, lodges, or other temporary accommodations, each of these temporary accommodation units will count toward the maximum density allowed.
 2. The density of an RV Campground shall adhere to the standards of the table below;
- v. Internal driveways and vehicular use areas must be constructed to the minimum requirements of a public road as set forth by the *Subdivision and Development Regulations* and connect with the development to an existing public road of adequate width in the table below.
1. No cul-de-sacs or “dead end” internal roadways shall be permitted.

<u>Class</u>	<u>Density</u>	<u>Minimum Parcel Size</u>	<u>16 to 18-Foot Wide Road</u>	<u>19-Foot-Wide Road</u>	<u>20-Foot-Wide Road</u>	<u>>20-Foot-Wide Road</u>
<u>Accessory Use</u>	<u>2 units per 5 acres *</u>	<u>5 acres</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>
<u>Low Density</u>	<u>1 unit per acre</u>	<u>10 acres</u>	<u>X</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>
<u>Medium Density</u>	<u>3 units per acre</u>	<u>10 acres</u>	<u>X</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>
<u>High Density</u>	<u>5 units per acre**</u>	<u>20 acres</u>	<u>X</u>	<u>X</u>	<u>Permitted</u>	<u>Permitted</u>
<u>Notes:</u>						
<u>*Maximum five (5) RV units as an accessory use.</u>						
<u>** 10 units per acre when served by public sewer.</u>						

4. Additional Standards

- a. Recreational Vehicle campsites may be rented on a daily or weekly basis. There shall be no permanent habitation in any vehicle on any site.
- b. A minimum equivalent to 175-watt metal halide type lighting shall be installed at all entrances, internal intersections, service buildings, sanitary stations, and other areas within the development as necessary per all applicable regulations.
- c. Accessory commercial uses are permitted, but no closer than 100 feet from the nearest campsite, and 100 feet from the nearest property line. Any accessory commercial uses shall only serve patrons of the park and not the general public.
- d. Addition of accessory uses beyond those approved at time of initial application shall require additional Conditional Use Permits.
- e. Accessory Use RV Campgrounds are exempt from the pollution liability insurance requirements, internal driveways and vehicular use areas requirements, and specific sewer requirements under this RV Ordinance, but are subject to the conditional use permit process and shall meet the requirements of the WEDCO District Health Department as well as all other developmental standards.

5. Application Criteria

- a. All applications for RV Campgrounds shall adhere to all requirements and procedures set forth in the *Subdivision & Development Regulations*.
- b. A Concept Plan for the overall development shall be required at the time of zone change application to the Georgetown-Scott County Planning Commission.
- c. RV Campgrounds with greater than fifty (50) sites shall be required to supply a traffic study as part of the development plan review process.

6. Severability

- a. If any section, subsection, or other portion of this article is for any reason held

invalid or unconstitutional by any court of competent jurisdiction, such section, sub-section, or portion thereof shall be deemed a separate provision of this article, and such holding shall not affect the validity of the remaining portions of this chapter.

SECTION FOUR

Article IV, Section 4.1 of the Georgetown-Scott County Zoning Ordinance, Entitled “Agricultural Districts A-1, A-1S, and A-1R,” section 4.12 “Conditional Uses”, is hereby amended, to be codified consistent with the numbering system and formatting of the Zoning Ordinance as follows:

B. Public and private parks and recreational areas, including RV Campgrounds as an accessory use to the principal use on the property pursuant to Sections 2.1 and 2.5 above.

SECTION FIVE

Article IV, Section 4.1 of the Georgetown-Scott County Zoning Ordinance, Entitled “Agricultural Districts A-1, A-1S, and A-1R,” section 4.11 “Permitted Uses”, is hereby amended to delete subsection E, to be codified consistent with the numbering system and formatting of the Zoning Ordinance as follows:

~~E. In A-1R zone only, Agricultural Recreational Uses as defined in Article II, General Regulations, paragraph 2.1 Definitions, under the following conditions:~~

- ~~1. Prime soils or soils of state wide importance shall not be prevalent in the development.~~
- ~~2. The development may not have any full time residences, i.e. a dwelling which is the primary and legal residence of its occupant, other than the residence of one full-time care-taker;~~
- ~~3. Dwellings within the development, including part-time recreational dwellings and a full-time caretaker's residence, shall not be permitted on tracts of less than five acres each;~~
- ~~4. The development shall have private roads which shall not be eligible for dedication to public use and governmental maintenance. These roads may be built on less than county specifications if the Commission finds that County road specifications exceed the reasonable needs of the development.~~
- ~~5. The part-time recreational dwellings in the development may not be converted to full-time residences until the development is rezoned to Agricultural, A-1, after required notice, publication and demonstration of adequate public facilities and road construction to county specifications.~~
- ~~6. It is recognized that an Agricultural Recreational development can adversely impact surrounding properties and public facilities. Examples of adverse include, but are not limited to noise, odor, light, light flashes, traffic, etc. Because of these potential impacts, the Commission shall review any proposed Agricultural Recreational development for impacts and impose such reasonable conditions of approval as are~~

~~necessary to alleviate any adverse impact on surrounding areas and public facilities. Adverse impact on surrounding areas which cannot be alleviated through reasonable conditions of approval shall be grounds for the Commission's denial of a requested zone classification change to A-1R.~~

SECTION SIX

Article IV, Section 4.1 of the Georgetown-Scott County Zoning Ordinance, Entitled “Agricultural Districts A-1, A-1S, and A-1R,” section 4.11 “Permitted Uses”, is hereby amended to add a subsection to be codified consistent with the numbering system and formatting of the Zoning Ordinance as follows:

In A-1R zones, RV Campgrounds, pursuant to Sections 2.1 and 2.5 above.

SECTION SEVEN

If any section, subsection, paragraph, sentence, clause, phrase, or a portion of this ordinance is declared illegal or unconstitutional or otherwise invalid, such declaration shall not affect the remaining portions hereof.

SECTION EIGHT

In incorporating changes into the Zoning Ordinance, the Planning Commission is hereby authorized and granted full discretion to make non-substantive revisions as necessary to ensure internal consistency, clarity, and conformity with adopted formatting standards. Such revisions may include but are not limited to renumbering or re-lettering of sections, subsections, paragraphs, or other designations; adjusting indentation, headings, and layout to maintain a consistent structure; Correcting typographical, grammatical, or punctuation errors; and Updating cross-references within the text as required by amendments or reorganizations. These editorial changes shall not alter the substantive meaning or intent of any provision.

SECTION NINE

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION TEN

This Ordinance shall be in full force and effect upon passage and publication.

PUBLICLY INTRODUCED AND READ FIRST TIME: November 14, 2025

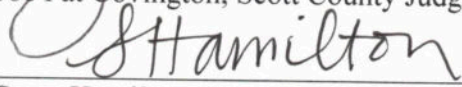
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